ADUR DISTRICT COUNCIL

Mr Martin Carpenter
Enplan
10 Upper Grosvenor Road
Tunbridge Wells
Kent
TN1 2EP

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1742/18

Details of Development
DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF NEW BUILDING CONSISTING OF 5 X 1-BED FLATS AND 10 X 2-BED FLATS OVER 3 LEVELS, WITH ASSOCIATED PARKING, CYCLE AND BIN STORAGE AND LANDSCAPING.

Location of Development
CECIL NORRIS HOUSE RAVENS ROAD SHOREHAM-BY-SEA WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 30th November 2018.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
13/02/2019

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice:-

Reference/Drawing Number	Version	Date Rec
SUNLIGHT/DAYLIGHT/OVERSHADOWING	Revision 5	09.01.2019
SUNLIGHT/DAYLIGHT/OVERSHADOWING	Revision 5 - Addendum	29.01.2019
SUSTAINABLE DRAINAGE STATEMENT	Rev P02	04.01.2019
DRAINAGE LAYOUT	DR No D 0200 T03	04.01.2019
MANHOLE SCHEDULE	DR D 0201 T03	04.01.2019
DRAINAGE LAYOUT	Drg DR01 Rev P1	24.01.2019
ATTENUATION TANK	Micro Drainage	24.01.2019
DESIGN & ACCESS STATEMENT		30.11.2018
NOISE ASSESSMENT		30.11.2018
PLANNING STATEMENT		30.11.2018
STATEMENT OF COMMUNITY INVOLVEMENT		30.11.2018
TRANSPORT STATEMENT		30.11.2018
EXISTING ELEVATIONS PHOTO	Drg No 1624-PA-005	30.11.2018
LOCATION & BLOCK PLANS	Drg No 1624-PA-001	30.11.2018
EXISTING SITE PLAN	Drg No 1624-PA-001	30.11.2018
PROPOSED FIRST FLOOR PLAN	Drg No 1624-PA-011	30.11.2018
PROPOSED SECOND FLOOR PLAN	Drg No 1624/PA-012	30.11.2018
PROPOSED ROOF PLAN	Drg No 1624-PA-013	30.11.2018
PROPOSED N & S ELEVATIONS	Drg No 1624-PA-030	30.11.2018
PROPOSED E & W ELEVATIONS	Drg No 1624-PA-031	30.11.2018

Reference/Drawing Number	Version	Date Rec
PROPOSED SECTIONS	Drg No 1624-PA-040	30.11.2018
SOLAR ANALYSIS 1	Drg No 1624-PA-041	30.11.2018
SOLAR ANALYSIS 2	Drg No 1624-PA-050	30.11.2018
PROPOSED VISUALISATIONS	Drg No 1624-PA-051	30.11.2018
PROPOSED STREET SCENE	Drg 1624-PA-020 Rev P1	14.01.2019
PROPOSED SITE & GF PLAN	Drg 1624-PA-010 Rev P1	14.01.2019

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: *To provide car-parking space for the use.*

04. No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwellings have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

/Contd …

05. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: *In the interests of highway safety and the amenities of the area.*

06. No part of the development shall be first occupied until pedestrian visibility splays have been provided either side of the proposed car parking spaces in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: *In the interests of road safety.*

07. The drainage strategy shall be implemented in accordance with the details contained in the e-mail from Andrew Keen, HOP Consulting Civil and Structural Engineers dated 19 January unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure an adequate drainage strategy for the site.*

08. The development hereby permitted shall provide 100% affordable housing in accordance with the approved scheme and shall meet the definition of affordable housing in the National Planning Policy Framework or any future guidance that replaces it.

Reason: *To address the specific need for affordable housing as set out in the Adur Local Plan 2017.*

/Contd …

09. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

10. The development hereby permitted shall not be occupied until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

11. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the northern elevation of the building.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

12. The windows in the northern elevation of the building hereby permitted with an in internal cill level lower than 1700mm shall be obscure-glazed and non-opening in accordance with details to be submitted to and approved by the Local Planning Authority prior to the occupation of the building and they shall not subsequently be altered in any way without the prior agreement of the Local Planning Authority

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

13. Prior the occupation of the building hereby permitted a maintenance regime for the green wall and sedum roof of the building shall be submitted to and agreed in writing by the Local Planning Authority and the approved regime adhered to thereafter.

Reason: *To ensure that the visual appearance of the building is adequately maintained.*

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14. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies 15 and 34 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructurecharges.
It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

a Adequate soakaway or infiltration system
b Water course
c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).